

Issued: August 2, 2017

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, JULY 10, 2017  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Vice Chair: Kevin Prestage; Commissioners: John O'Donnell; Michele Maresca (arrived at 7:09 P.M); Alternates: Gordon Binkhorst, Liz Gillette, Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** Chair: Kevin Ahern; Commissioner: James Akin

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MEETING ADJOURNED 8:10 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, June 5  
*Motion/O'Donnell; Second/Gillette; Vote 4-0; Voting: O'Donnell, Gillette, Binkhorst, Prestage*

**COMMUNICATIONS:**

2. **2626 Albany Avenue-** Application (SUP #1310) of Bright & Early West Hartford, LLC, on behalf of Beth El Temple (R.O), request to open and immediately continue hearing for Agenda items #7, to the August 7<sup>th</sup> regularly scheduled meeting date.  
*Communication received.*

**NEW BUSINESS:**

3. **2626 Albany Avenue-** Application (SUP #1275-LB-17) of Joy of Food, LLC, on behalf of Beth El Temple (R.O.), requesting TPZ review of compliance with conditions of SUP #1275 approved on July 8, 2015 to operate an accessory, full service, kosher catering business at the



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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*An equal Opportunity/Affirmative Action Employer*

Beth El Temple. (Submitted for TPZ receipt on July 10, 2017. Suggest required public hearing be scheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/O'Donnell, Second/Binkhorst) (Binkhorst seated for Akin) (Gillette seated for Ahern) to schedule this matter for a **public hearing on August 7, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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4. **34 Lasalle Road (AKA 36 Lasalle Road)**- Application (SUP #1311) of Jimi Brahim on behalf of Sarjack Partners, LLC, Record Owner, requesting Special Use Permit approval for a ten (10) seat outdoor dining area at Division West restaurant. (Submitted for TPZ receipt on July 10, 2017. Suggest required public hearing be scheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Binkhorst seated for Akin) (Gillette seated for Ahern) to schedule this matter for a **public hearing on August 7, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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5. **75 Isham Road**- Application (SUP #1254-LB-17) of West Hartford WOB, LLC, on behalf of SOF-IX Blueback Square Holdings, LP (R.O.), requesting TPZ review of compliance with conditions of SUP #1254-R2-16 approved on July 6, 2016 to increase the outdoor dining seating capacity from twelve (12) seats to twenty-two (22) seats. (Submitted for TPZ receipt on July 10, 2017. Suggest required public hearing be scheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Maresca; Second/Gillette) (Binkhorst seated for Akin) (Gillette seated for Ahern) to schedule this matter for a **public hearing on August 7, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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#### **OLD BUSINESS:**

6. **333 North Main Street (AKA 2523 Albany Avenue)**- Application (SUP #1309) of Hui Ling Chen on behalf of Bishop's Corner (A & E), LLC, Record Owner, requesting Special Use Permit approval for a twenty-four (24) seat outdoor dining area at Koma Restaurant. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017.)

A public hearing was not held for this item as no one representing the applicant appeared to present the proposal.

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7. **2626 Albany Avenue**- Application (SUP #1310) of Bright & Early West Hartford, LLC, on behalf of Beth El Temple (R.O), requesting Special Use Permit to operate a childcare and preschool center for children 6 (six) weeks old through school age with a licensed capacity of 106 children. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017.) *\*Request for Open and Immediately Continue to August Hearing\**

The TPZ opened and immediately continued the application to Monday, August 7, 2017 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Gillette) (Binkhorst seated for Akin) (Gillette seated for Ahern).

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8. **1678 Asylum Avenue (University of Saint Joseph)** – Application (SUP #1286-R1-17) of the University of Saint Joseph (Shawn Harrington, Senior Vice President for Finance and Strategy) seeking a Special Use Permit to construct a practice soccer field at the northeast corner of the University's property, along Albany Avenue and adjacent to Saint Mary Home. The field will be unlit and used between the hours of 8am and 8pm. A black, vinyl, chain link fence along three (3) sides (north, south, and east) of the field is proposed. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette, Second/Binkhorst) (Binkhorst seated for Akin) (Gillette seated for Ahern) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

- c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. At least ten (10) deciduous shade or flowering trees shall be planted along the Albany Avenue frontage of the athletic field. A final tree planting plan shall be submitted to the Town Planner for review and approval.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by July 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

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#### **TOWN PLANNER'S REPORT:**

#### **INFORMATION ITEMS:**

#### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday August 7, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 6, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 2, 2017 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Social Services Department, 860.561.7561, five days prior to the meeting.”***

U: shareddocs/TPZ/Minutes//2017/July 10 final minutes